



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

October 28, 2004

IN REPLY PLEASE

REFER TO FILE: **PJ-1**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**COLONEL LEON H. WASHINGTON PARK  
NEW GYMNASIUM AND GENERAL PARK IMPROVEMENT PROJECT  
APPROVE APPROPRIATION ADJUSTMENT  
APPROVE REVISED PROJECT BUDGET  
AWARD CONSTRUCTION CONTRACT  
SPECS. 6518; C.P. 77097  
SUPERVISORIAL DISTRICT 2  
4 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND  
THE INTERIM DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Approve the enclosed appropriation adjustment (Enclosure D) in the amount of \$1,441,000 fully funded by the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000 (State Proposition 12) for a total revised project budget of \$5,493,530 for the Colonel Leon H. Washington Park New Gymnasium and General Park Improvement Project detailed in Enclosure A.
2. Find that Gonzales Construction is the apparent lowest responsive and responsible bidder, and award a construction contract to Gonzales Construction in the amount of \$4,179,950 for the Colonel Leon H. Washington Park New Gymnasium and General Park Improvement Project, funded by the General Fund and State Proposition 12 Per Capita Grant Funds, subject to the satisfactory and timely completion by the contractor of a baseline construction schedule for the project, and receipt by the Department of acceptable and approved Faithful Performance and Labor and Materials Bonds and insurance certificates filed by the contractor.

3. Delegate to the Interim Director of Public Works the authority to determine, in accordance with the applicable contract and bid documents, whether the contractor has satisfied the above conditions for contract award, and authorize the Interim Director to execute the construction contract, in the form previously approved by County Counsel, with Gonzales Construction, and establish the effective contract date.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will allow Public Works to proceed with construction of the Colonel Leon H. Washington Park New Gymnasium and General Park Improvement Project.

On August 17, 2004, your Board adopted the plans and specifications and authorized advertising for construction bids. On September 28, 2004, five bids were received. Gonzales Construction, with a bid of \$4,179,950, is the apparent lowest responsive and responsible bidder. The bid from Gonzales Construction is reasonable and consistent with the independent cost estimate obtained by Public Works prior to advertising for construction bids. In addition, Parks and Recreation is recommending that all five additive bid alternates be included as part of the project. Therefore, we are recommending that your Board award the contract to Gonzales Construction for the base bid and five additive bid alternates subject to the satisfactory and timely completion by the contractor of a baseline construction schedule for the project, and receipt by the Department of acceptable and approved Faithful Performance and Labor and Materials Bonds and insurance certificates filed by the contractor. The bid results are summarized in Enclosure B.

The project consists of constructing an approximately 12,500-square-foot gymnasium and community center facility with a multi-purpose court; assembly room; lobby area; restrooms; and storage, custodial, and utility rooms. In addition, the project includes renovating the existing community building and courtyard, expanding and renovating the parking areas, constructing a group picnic shelter, and various landscaping and irrigation improvements.

The project will also include the following five additive bid alternates:

- Installing a group barbeque and replacing a drinking fountain in the courtyard.
- Refinishing storage cabinets in the community building.

- Replacing windows, doors, accordion partitions, and miscellaneous work in the community building.
- Installing new vinyl flooring in the community building.
- Installing a new HVAC system in the community building.

### **Implementation of Strategic Plan Goals**

These actions meet the County's Strategic Plan Goals of Fiscal Responsibility and Children and Families' Well-Being as this is an investment in public infrastructure that will provide enhanced opportunities to assure good health, education and workforce readiness, and social and emotional well-being for children and families.

### **FISCAL IMPACT/FINANCING**

The recommended construction contract with Gonzales Construction is for \$4,179,950. In addition, \$417,995 (10 percent of the contract amount) has been allocated for change orders in the construction budget.

The total project cost, including plans and specifications, plan check, construction, youth employment, equipment/utility connection fees, consultant services, miscellaneous expenditures, and County services is currently estimated at \$5,493,530. The project schedule and budget summary are included in Enclosure A.

In February 2003, your Board approved a total project budget of \$4,200,000 funded from \$2,000,000 in Second District Capital Project net County cost and \$2,200,000 in Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000 (State Proposition 12) Per Capita Grant funds. In anticipation of the escalating construction costs, \$297,000 in State Proposition 12 Per Capita Grant funds was added in the Fiscal Year 2004-05 Budget. Approval of the enclosed appropriation adjustment will decrease the use of Second District Capital Project net County cost to \$1,555,201 and increase State Proposition 12 Per Capita Grant funds to \$3,938,329, to fund the total project budget of \$5,493,530.

### **Operating Budget Impact**

Based upon current salary and employee benefit costs, Parks and Recreation anticipates one-time startup costs of approximately \$119,722 for sports and safety equipment; an alarm system; furnishings and equipment for the staff office and assembly room; and maintenance supplies and equipment. Parks and Recreation has requested an additional \$199,861 in estimated ongoing operational and maintenance funding, including \$118,911 for salaries and employee benefits for maintenance and

recreation staff, and \$80,950 for utilities and maintenance, recreation and computer supplies.

Based on the current project schedule, one-time and ongoing operating costs would be incurred beginning in Fiscal Year 2005-06 and will be submitted by Parks and Recreation as part of its Budget Request to the Chief Administrative Office. The CAO will review the operating requirements and available funding as part of the budget and make a final recommendation to your Board at that time.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard construction contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, Gonzales Construction is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135, the Safely Surrendered Baby Law, and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Gonzales Construction is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

### **ENVIRONMENTAL DOCUMENTATION**

On August 17, 2004, your Board adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this project.

### **CONTRACTING PROCESS**

On August 17, 2004, your Board adopted the plans and specifications for the project and authorized advertising for bids. As indicated in the previous Board letter, an independent estimate placed the project's current construction cost at \$4,097,967 (not including the five additive bid alternates). On September 28, 2004, five bids were received for the project. Gonzales Construction, with a total bid of \$4,179,950, including \$4,080,000 for the base bid and \$99,950 for the five additive bid alternates, was the apparent lowest responsive and responsible bidder meeting the criteria adopted by your Board. The bid results are summarized in Enclosure B.

As requested by your Board on February 3, 1998, this contract opportunity was listed on the "Doing Business with Us" website as shown in Enclosure C.

Gonzales Construction's Community Business Enterprise participation data and three-year contracting history with the County are on file with Public Works.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The park will remain open during the 14-month construction duration scheduled to begin in December 2004. However, access to the community building, including the restrooms and parking lot, will be limited during construction.

The community building is used for year-round recreational programs, including a Community Development Block Grant-funded After-school Program and the Summer Lunch Program. A temporary facility will be provided on-site for these programs while the community building is closed for renovation. In addition, the contractor will provide temporary restroom facilities for public use during construction.

Upon completion of the project, the addition of the gymnasium and community center will accommodate an increase in programs for youth, adults, and seniors. New programs will include computer classes in the assembly room; a variety of sports activities including basketball, volleyball, and indoor tennis; other fitness activities including aerobics exercise and fitness classes; and community events. Park hours will be extended approximately three hours per day allowing activities to take place in the evening hours.

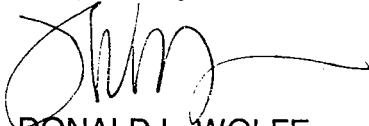
The Honorable Board of Supervisors  
October 28, 2004  
Page 6


In addition, to provide the public with the optimal benefits of its programs and services and to protect the County's investment, Parks and Recreation is increasing efforts to secure program equipment and supplies by requesting that security alarm systems be installed upon completion of all new capital improvements.

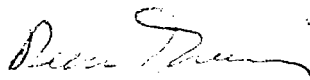
**CONCLUSION**

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Parks and Recreation, and Public Works.

Respectfully submitted,

  
for DONALD L. WOLFE  
Interim Director of Public Works

  
DAVID E. JANSSEN  
Chief Administrative Officer

  
RUSS GUINEY  
Interim Director of Parks and Recreation

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Enc. 4

cc: County Counsel  
Department of Public Social Services (GAIN/GROW Program)  
Office of Affirmative Action Compliance

October 28, 2004

**ENCLOSURE A**

**COLONEL LEON H. WASHINGTON PARK  
NEW GYMNASIUM AND GENERAL PARK IMPROVEMENT PROJECT  
APPROVE APPROPRIATION ADJUSTMENT  
APPROVE REVISED PROJECT BUDGET  
AWARD CONSTRUCTION CONTRACT  
SPECS. 6518; C.P. 77097**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>	<b>Revised Completion Date</b>
Award Design Contract	03/11/03*	
Execute Design Contract	04/01/03*	
Schematic Design	05/13/03*	
Design Development	07/16/03*	
Construction Documents	05/12/04*	
Jurisdictional Approvals	06/24/04*	
Construction Award	11/03/04	11/09/04
Construction Start	01/10/05	12/13/04
Substantial Completion	03/05/06	02/05/06
Final Acceptance	06/01/06	05/03/06

\* Actual completion date

## II. PROJECT BUDGET SUMMARY

Budget Category	Board Approved Project Budget	Impact of this Action	Revised Project Budget
Plans and Specifications			
Basic Design Services	\$ 150,380	\$ 0	\$ 150,380
Construction Administration	55,620	0	55,620
Additional Consultant Services	18,200	0	18,200
A/E Additional/Reimbursable Services	20,000	0	20,000
Total A/E Contract	\$ 244,200	\$ 0	\$ 244,200
Plan Check	\$ 31,000	\$ 0	\$ 31,000
Construction			
Base Construction Contract	\$ 3,089,295	\$ 990,705	\$ 4,080,000
Additive Bid Alternates		99,950	99,950
Change Order Contingency (10 Percent)	308,930	109,065	417,995
Youth Employment*	0	10,033	10,033
Total Construction	\$ 3,398,225	\$ 1,209,753	\$ 4,607,978
Equipment/Utility Connection Fees	\$ 20,000	\$ 0	\$ 20,000
Consultant Services	\$ 78,000	\$ 8,430	\$ 86,430
Miscellaneous Expenditures	\$ 11,000	\$ 0	\$ 11,000
County Services	\$ 417,575	\$ 75,347	\$ 492,922
<b>TOTAL</b>	<b>\$ 4,200,000</b>	<b>\$ 1,293,540</b>	<b>\$ 5,493,530</b>

\* Includes youth labor and supervision



October 28, 2004

**ENCLOSURE B**

**COLONEL LEON H. WASHINGTON PARK  
NEW GYMNASIUM AND GENERAL PARK IMPROVEMENT PROJECT  
APPROVE APPROPRIATION ADJUSTMENT  
APPROVE REVISED PROJECT BUDGET  
AWARD CONSTRUCTION CONTRACT  
SPECS. 6518; C.P. 77097**

**BID SUMMARY**

**Description of Project**

The project consists of constructing an approximately 12,500-square-foot gymnasium and community center facility with a multi-purpose court; assembly room; lobby area; restrooms; and storage, custodial, and utility rooms. In addition, the project includes renovating the existing community building and courtyard, expanding and renovating the parking areas, constructing a group picnic shelter, and various landscaping and irrigation improvements.

**Bid Opening Date:**

September 28, 2004

**Bid Summary:**

The lowest bid was determined as the lowest total of the base bid plus five additive bid alternates.

<b>Contractor's Name</b>	<b>Lump Sum Bid<sup>1</sup></b>
Gonzales Construction	\$ 4,179,950
Tobo Construction, Inc.	\$ 4,818,500
Wang Milestone Construction, Inc.	\$ 5,409,400
Metro Builders and Engineers Group	\$ 5,851,513
Morillo Construction, Inc.	\$ 6,149,000

<sup>1</sup>Bids include additive bid alternates

**Financial Information**

Public Works' fair construction cost estimate is \$4,097,967, not including the additive bid alternates.

October 28, 2004

**ENCLOSURE C**

**COLONEL LEON H. WASHINGTON PARK  
NEW GYMNASIUM AND GENERAL PARK IMPROVEMENT PROJECT  
APPROVE APPROPRIATION ADJUSTMENT  
APPROVE REVISED PROJECT BUDGET  
AWARD CONSTRUCTION CONTRACT**

**SPECS. 6518; C.P. 77097**

**Bid Solicitation**

**Bid Number :** 00000377

**Bid Title :** Colonel Leon H. Washington Park New Gymnasium and General Improvement Project

**Bid Type :** Construction

**Department :** Public Works

**Commodity :** BUILDING CONSTRUCTION SERVICE, NON- RESIDENTIAL (OFFICE BLDG., ETC.)

**Open Date :** 8/17/2004

**Closing Date :** 9/21/2004 10:45 AM

**Notice of Intent to Award :**

**Bid Amount :** \$ 4,097,967

**Bid Download :** Not Available

**Bid Description :** The project consists of constructing a 10,500-square-foot gymnasium building with fixed seating; lobby area; restrooms, storage, custodial, and utility rooms; and a 2,500-square-foot assembly room addition. In addition, the project includes renovating the existing community building and courtyard, expanding and renovating the parking areas, constructing a group picnic shelter, and various landscaping and irrigation improvements.

The project will also include five additive alternates if favorable bids are received. The lowest bidder will be determined by adding the lump sum base bid and all additive alternates for a total lump sum bid. However, the final selection of additive alternates to be awarded will be at the discretion of the County. The additive alternates are shown below:

- Installing a group barbeque and replacing a drinking fountain.
- Refinishing storage cabinets in the community building.
- Replacing windows, doors, accordion partitions, and miscellaneous work in the community building.
- Installing new vinyl flooring in the community building.
- Installing a new HVAC system in the community building.

Public Works will hold a pre-bid conference at 10:00 a.m. on Tuesday, September 7, 2004, at the project site in front of the community building located at 8908 South Maie Avenue, Los Angeles, California 90002, to provide information on the project, bidding process, and address any questions that potential bidders may have.

Parks and Recreation will employ at-risk youth to perform landscaping work for the project.

This project requires the Bidder to possess a license classification of "B" at the time of Bid.

Complete sets of the Bidding Documents may be obtained now from the Cashier/Public Counter, First Floor, Department of Public Works, 900 South Fremont Avenue, Alhambra, California 91803, at \$50.00 a set. All valid Visa, MasterCard, Discover Cards, and Debit Cards (only those with Visa or MasterCard trademark) will be accepted. Cards will be accepted over-the-counter, through the mail, via telephone, and via facsimile. Reference PCA P8886800.

Estimated construction cost is \$4,097,967

Notice to Bidders "A" clarifies certain portions of the construction documents and extends the deadline for submitting bids for the project from September 21, 2004, to September 28, 2004, no later than 10:45 a.m.

**Contact Name :** Ron Beal

**Contact Phone# :** (626) 458-2587

**Contact Email :** [rbeal@ladpw.org](mailto:rbeal@ladpw.org)

**Last Changed On :** 9/28/2004 2:19:27 PM

October 28, 2004

**ENCLOSURE D**

**COLONEL LEON H. WASHINGTON PARK  
NEW GYMNASIUM AND GENERAL PARK IMPROVEMENT PROJECT  
APPROVE APPROPRIATION ADJUSTMENT  
APPROVE REVISED PROJECT BUDGET  
AWARD CONSTRUCTION CONTRACT  
SPECS. 6518; C.P. 77097**

**APPROPRIATION ADJUSTMENT**

(SEE ATTACHED)

COUNTY OF LOS ANGELES  
**REQUEST FOR APPROPRIATION ADJUSTMENT**  
DEPARTMENT OF Parks & Recreation

DEPT'S. No. 600 - 03  
Nov. 1 19xx 2004

AUDITOR-CONTROLLER.  
THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

4-VOTE

FINANCING SOURCES

Capital Projects - Various  
Washington Park (2)  
Community Center  
Rev: State - Prop 12/CP  
A01 - CP - 77097 - 882A  
\$1,441,000.00 Increases Revenue

FINANCING USES

Capital Projects - Various  
Washington Park (2)  
Community Center  
Buildings & Improvements  
A01 - CP - 77097 - 6014  
\$1,441,000.00 Increases Approp.

JUSTIFICATION: Appropriation adjustment increases revenue and appropriation to fully fund project of Colonel Leon H. Washington Park New Gymnasium and General Park Improvement.

*[Signature]*  
Karalyn Wallensak, Division Head

CHIEF ADMINISTRATIVE OFFICER'S REPORT

REFERRED TO THE CHIEF  
ADMINISTRATIVE OFFICER FOR—

ACTION

✓ RECOMMENDATION

APPROVED AS REQUESTED

AS REVISED

NOV 2, 2004 19 *[Signature]*  
CHIEF ADMINISTRATIVE OFFICER

APPROVED (AS REVISED):  
BOARD OF SUPERVISORS

19

BY

DEPUTY COUNTY CLERK

AUDITOR-CONTROLLER BY *[Signature]*

No. 183

NOV. 2 2004

SEND 5 COPIES TO THE AUDITOR-CONTROLLER